

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham

App Ref: 240148/HOU

Address: 6a Hemdean Road, Caversham, Reading, RG4 7SX

Proposals: Ground floor rear extension to create a WC; creation of opening for folding/sliding doors at rear wall, two new windows, two new skylights, blocking up of two windows, relocation of one window. Installation of replacement staircase to create attic room.

Case Officer: Mr Gary Miles

Applicant: Jiggins Property Limited

Date received (valid from): 5 February 2024 **Target Decision date:** 15 April 2024

1. SITE DESCRIPTION

The property is a 3 bed, end-of-terrace house located at the far easterly end of Hemdean Road in the centre of Caversham. The property is constructed from red and patterned brickwork with grey slate pitched roof. The property has a small flat roofed porch to the side providing access in to the property, has a small rear garden and has no off-street parking. There are no trees, the property is not listed nor located within a conservation area.

Site visit date: 21st February 2024



Site visit photograph: 6a Hemdean Road outlined in red

2. PROPOSAL AND SUPPORTING INFORMATION

Ground floor rear extension to create a WC; creation of opening for folding/sliding doors at rear wall, two new windows, two new skylights, blocking up of two windows, relocation of one window. Installation of replacement staircase to create attic room.

Plans & documents considered:

Drawing no:1293-HR-A-TP-GA-0100-Site Location Plan & Block Plan-dated Feb 2024

Drawing no:1293-HR-A-TP-GA-0201-Existing GA Elevations-dated Jan 2024

Drawing no:1293-HR-A-TP-GA-0211-Proposed GA Elevations-dated Jan 2024

Document no:1293-HR-A-DA-XX-0001-Design & Access Statement-dated Feb 2024

Received by the local Planning Authority on 21st February 2024

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATIONS

The following addresses were consulted by letter.

8 Hemdean Road, Caversham, Reading, RG4 7SX

6 Hemdean Road, Caversham, Reading, RG4 7SX

No letters of representation have been received.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)

CC8 (Safeguarding Amenity)

H9 (House Extensions and Ancillary Accommodation)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and

pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The proposed rear/side extension to the existing side porch to create a WC is considered subservient to the host dwelling. The proposed new openings and bricking up of existing openings will be constructed in like for like materials. The proposal is therefore considered compliant with policy CC7 & H9 of the Reading Borough Local Plan 2019.

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The proposals are not considered to be harmful to Residential Amenity, the proposed rear folding doors are not considered to be any more harmful to privacy than the windows on the existing property at ground floor level. The second floor side facing window is in a similar position to existing with no new overlooking introduced. The proposal is considered compliant with policy CC8 & H9 of the Reading Borough Local Plan 2019..

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1
AP1
M1